

Champion Rezoning Cases (12-2-04)

ITEMS 52, 53, Z-32, Z-33

Item #	Case #	Request	Staff Recommendation	Zoning & Platting Commission Recommendation	City Council's first ordinance reading action
52.	<u>C14-02-0181</u> (S.W. corner of FM 2222 & City Park Road)	From DR and LR-CO to GR-MU, with a request to <u>delete the 6,500 shared trip limit</u> , and the deletion of the max. 4,000 sq. ft. retail limitation.	Absent of a Traffic Impact Analysis, Staff recommends denial of this rezoning request. If the rezoning is granted, Staff recommends addn. 43 ft. ROW should be dedicated from the centerline of City Park Road.	Recommended LR-MU-CO, with the deletion of the <u>shared trip limitation</u> , deletion of the retail sq. ft. limitation, requirement of the ROW dedication, and an updated T.I.A., cost estimates for roadway improvements and fiscal posted at the site plan stage. (Vote: 7-2, Martinez & Donisi nay.)	3-25-04: To grant LR-CO zoning (Vote: 4-3, Goodman, Slusher & Alvarez nay).
53.	<u>C14-03-0140</u> (S.E. corner of FM 2222 & City Park Road)	From GO-CO to GO-MU-CO, with a request to <u>delete the 6,500 shared trip limit</u> , and the deletion of the max. 30,000 sq. ft. office limitation	Absent of a Traffic Impact Analysis, Staff recommends denial of this rezoning request. If the rezoning is granted, Staff recommends addn. 43 ft. ROW should be dedicated from the centerline of City Park Road.	Recommended GO-MU-CO, with the deletion of the <u>shared trip limitation</u> , deletion of the office sq. ft. limitation, and an updated T.I.A., cost estimates for roadway improvements and fiscal posted at the site plan stage. (Vote: 7-2, Martinez & Donisi nay.)	3-25-04: To grant GO-CO zoning (Vote: 4-3, Goodman, Slusher & Alvarez nay).
Z-32	<u>C14-04-0115</u> (N.E. corner of Capital of Texas Hwy. & FM 2222)	From GR-CO to GR-MU-CO, with a request to delete the 782 trip limit, and the deletion of the max. 6,000 sq. ft. building limitation.	Absent of a Traffic Impact Analysis, Staff recommends denial of this rezoning request.	Recommended GR-MU-CO, with the deletion of the trip limitation, deletion of the max. bldg. sq. ft. limitation, revise restriction which prohibits a bldg. or structure within 75 feet of a slope = or > than 25% adjacent to Bull Creek, prohibiting access to Lakewood Dr. for more SF-6 or more intense uses, allow cut and fill to exceed 4 ft., limit max. bldg. ht. Within 100 ft. of east property line to 28 feet & allow 45 feet elsewhere, allow financial services and fast food restaurants. (Vote: 7-2, Hammond & Donisi nay.)	n/a

<p>Z-33</p>	<p>C14-04-011 (N.W. corner of Capital of Texas Hwy. & FM 2222)</p>	<p>From MF-1-CO, LR-CO, GO-CO, and SF-2-CO to MF-1-CO, GR-MU-CO, GO-MU-CO, and SF-2-CO, with a request to <u>delete the shared 6,500 trip limit</u>, and the deletion of the max. 230,000 sq. ft. office use limitation and the 40,000 sq. ft. retail use limitation.</p>	<p>Absent of a Traffic Impact Analysis, Staff recommends denial of this rezoning request</p>	<p>Recommended MF-1-CO, GR-MU-CO, GO-MU-CO, and SF-2-CO MF-1-CO, GR-MU-CO, GO-MU-CO, and SF-2-CO, with the deletion of the <u>shared trip</u> limitation, deletion of the max. office and retail. use limitations, and an updated T.I.A., cost estimates for roadway improvements and fiscal posted at the site plan stage. (Vote: 6-3, Martinecz, Hammond & Donis nay.)</p>	<p>n/a</p>
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